

NOTE: The map will be changed to show contributing properties that have been volunteered upon Historic Resources Board designation of the Burlingame Voluntary/Traditional Historic District.

METHODOLOGY

In addition to the historical background research undertaken for the historical description of the Burlingame Historical District, "*The Tract of Character*", an architectural site evaluation was performed for each site/building within the boundaries of the proposed District. This information is included in the State of California Department of Parks and Recreation (DPR-325) historical resources inventory form.

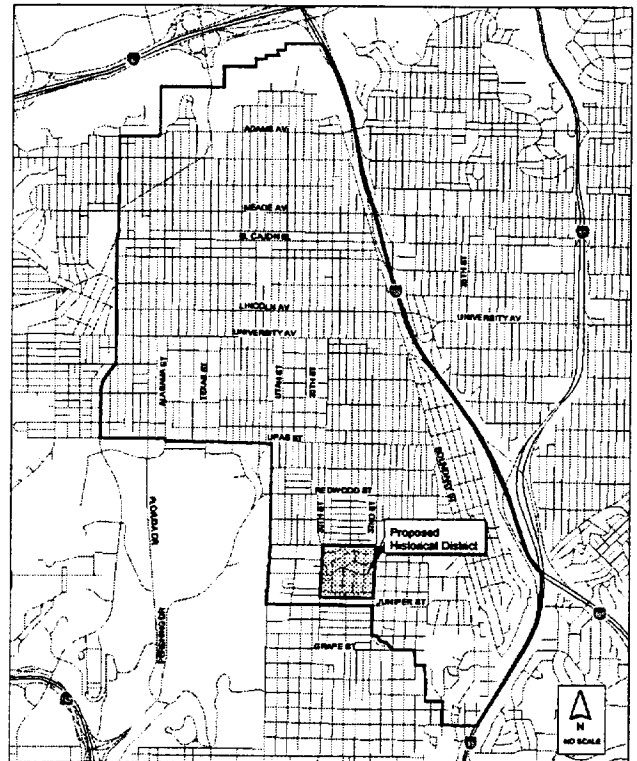
The forms identify address, legal parcel number and ownership. Legal descriptions for each property were obtained from the Land Use Database Extract from the Assessor's files. The architectural description was prepared according to Lee and Virginia McAlester's "*A field guide to American Houses*" (New York, Alfred A. Knopf, 1984). Each architectural description includes the name of the building's style, its physical dominant characteristics and any obvious alterations from its original condition. The date of construction and names of the architect and builder (if available) were derived from a thorough examination of the City of San Diego water and sewage records, TRW Assessor Records and historical research (See Bibliography). Often property owners themselves gave City staff information regarding the year of construction, that upon further research, was found to be correct, and therefore is the final date used in the property description. The approximate size of the property and building were derived from legal descriptions, assessor records and the owners themselves.

Each building condition was classified according to the following categories: excellent, good, fair, deteriorated, and no longer in existence. A building described as excellent exhibited no structural or cosmetic defects, and was found in pristine condition. A building described in good condition exhibited only minor structural flaws and deviations from its original appearance. A building described as fair exhibited significant structural defects, such as crumbling foundation, and some alterations from its original appearance. A building described as poor exhibited structural defects, such as crumbling foundations, and/or several major alterations from its original appearance. A deteriorated building was one in serious disrepair, or with numerous major modifications.

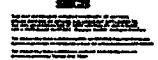
Other significant features in the District are those such as outbuildings, fences, landscaping, trees,

and street furniture, which are characteristic of the period of development (1212-1952) and architectural design. The historical and/or architectural significance of each structure was derived from thorough historical research (see Bibliography, for sources consulted).

All the information was compiled through a number of efforts, including the work undertaken by architect Ione Stiegler of the Wayne Donaldson Architect Consulting Team (1996), Myra Frank Associates to prepared DPR 523 Forms with additional Legal description information from TRW Data Assessor (1998), City of San Diego Planning Department staff, and homeowners who shared information on their property with City staff through 1999 until 2002.



Burlingame Historical District within
Greater North Park Planning Area



The US Secretary of Interior Standards for site evaluation were used for purposes of establishing consistency with building design/development reversibility and building addition's consistency with the Standards, for those sites that have undergone some modification over time.

Based on the application of the US Secretary of Interior Standards the Potentially Contributing Sites are made up of two types of resources: the potentially individually significant historical sites; and, the potential contributor sites. Non-contributing sites are those that do not meet the significance criteria for historical designation.

Potential individually significant designatable historical sites are those that: were built early on and are excellent representative examples of historical architectural style; maintain their historical fabric; may be associated with a master architect or craftsman; and/or may be associated with a historical personage or event. Sites that have undergone modifications that are either old enough to have acquired significance in themselves, or have had additions that are consistent with the US Secretary of Interior Standards have also been included.

Whenever the name of the original owner who had it built, or the site's association with an architect, craftsman, or important historical person, could be established, such information was included in the site description.

There are a number of sites that meet the individually designatable threshold, except for the fact that they have undergone a number of identifiable modifications, which are reversible. In these cases, the sites have been identified as potentially contributing in their present state with a notation that they would meet the individual designation threshold if restored. Sites that have old modifications that have acquired significance in themselves, have been maintained as potentially individually significant, as have those sites that have been modified more recently in a manner consistent with the US Secretary of Interior Standards.



Potential contributor sites are those that were constructed within the era of significance (1912-1952) and are examples of architectural styles of the era. Sites that may have experienced some reversible modifications, such as window replacements, security bars, stucco over wood, etc. These are considered minor and reversible modifications that when undertaken will fully restore the building to its original fabric. Some buildings have had additions, which have either acquired significance due to their age, or have had modifications that are consistent with the US Secretary of Interior Standards are also identified in this grouping.

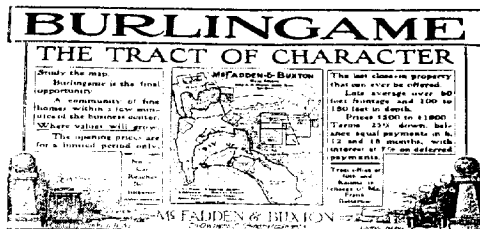
Non-contributing sites are sites that either were not built during the era of significance (1912-1952) or have undergone major modifications over time that have resulted in loss of historical fabric. A few have had significant modifications, or many alterations that cumulatively result in loss of historical character and fabric. Some of these sites however, could be restored in a manner consistent with US Secretary of Interior Standards albeit subject to a great deal of research, effort and high expense. Restoration opportunities for those are also noted on the site's forms.



STATEMENT OF SIGNIFICANCE

The Burlingame Historical District (District") "*The Tract of Character*", consists of 40 acres of land originally developed in 1912 when the tract first opened, through 1952 when the last lots of the original subdivision were constructed. The District boundaries are: Switzer Canyon to the north, the alley between Kalmia and Juniper Streets to the south, 30th Street to the west and 32nd Street to the east. The District gains its significance from the tract's association with: the original planners, Joseph McFadden and George Buxton; the McFadden & Buxton Company's "System Firm" incorporated in 1911 and which pioneered the concept of specialized expertise in development; and, the curvilinear street plan which follows the area's natural contours in context with surrounding grid patterns, further demarcated by rose-colored sidewalks. The limited access to the tract since its incorporation has maintained the integrity and distinction of the area from the surrounding community.

Burlingame's "*Tract of Character*" tract is a major example of the early 20th century pre-World War I, "System Firm" with an experimental approach to real estate development utilizing a "team of specialists" to develop and market exclusive real estate property. Its original developers, McFadden & Buxton, were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, the tract continued to develop into the post wars, until 1952, when the last parcels were constructed with homes reflective of vintage California Ranch architectural style. Architectural controls would be enforced through the watchdog efforts of the Burlingame Club, allegedly the earliest and oldest neighborhood organization in San Diego.



Located within the Burlingame tract is an eclectic mix of nearly 200 (actually 171) unique and interesting houses, each a representation of pre-World War I through the early post-World War II suburban residential architecture. Among these are examples of Craftsman Bungalow, Tudor Revival, Mission Revival, Spanish Colonial Revival, Prairie School, Art Deco, California Ranch and many other individual hybrid combinations of several styles. Sites that were built in the period of significance (1912-1952), are representative of the architectural styles described, and are in good to fair condition with few reversible modifications, additions or other modifications which have acquired their own significance due to age, or are consistent with the US Secretary of Interior Standards for Rehabilitation, have been identified as contributing sites to the District.

Master architects and craftsmen of the period are also associated with Burlingame. Besides Wheeler's contribution to the overall architectural flavor of the tract, there are many examples of works done by several noted local architects and home builders; Carlton Winslow, Water Keller, Earl Josef Brenk, Alexander Scheiber, Charles Salyers, Charles Swift, Harry Farr, Pear Pearson, Archibald McCorkle and others. Additionally, many of these architect-designed homes were built for several of San Diego's leading citizens of the time: Percy Benbough, Mary Fulford, Dr. Harry Wegefod, Dr. Clair Sealey, and Simon Switzer (See short biographies Appendix). Houses associated with these master architects and historical persons, found in good condition have been identified as individually designatable, since they could be designated historical independently from the District's designation. The historical description for these sites also identifies the historical name that would correspond to the site when it is designated.

Site descriptions are included for every site within the District. Site descriptions are provided in the standard format of State of California Department of Parks and Recreation Primary Record Form (DPR-523), as described in the Methodology Section of this document.

INDIVIDUAL SITE DESCRIPTIONS

The chapter that follows includes individual site descriptions on the State of California Department of Parks and Recreation (DPR-523) Forms. This primary record documentation is divided into two main sections for consistency with the Historical Resources Board Policy on "Establishing Historical Districts". Under the Board Policy, Contributing Sites to the Voluntary/Traditional Historical District will be established from the volunteer pool of Potentially Contributing Sites. Because of the extensive number of individually significant sites in Burlingame as evidenced by the number of existing individually designated historical sites, the Potentially Contributing pool of sites is made up of the following three categories of sites: a) Designated City of San Diego Historical Landmarks as of May 2002; b) Potential Individually Significant Historical Sites; and, c) Potential Contributor Sites.

The Primary Record documentation that follows is therefore divided into three sections: I) Contributing Sites, II) Potentially Contributing Sites, and III) Non-Contributing Sites.

I. Contributing Sites.

Are the sites that when volunteered to the District will be designated historical and become contributors to the District.

II. Potentially Contributing Sites

a.) Designated City of San Diego Historical Landmarks, as of May 2002.

Are located within the Burlingame "Tract of Character", and for the most part are circa 1912 construction sites that meet architectural style thresholds, and are associated with master architect/craftsmen and/or historical persons. Ten sites are included in this section. The original Primary Record forms are included for reference. Upon establishment of the District, these sites will become contributors to the District.

b.) Potential Individually Designatable Historical Sites.

Are newly identified sites that qualify for individual designation as City of San Diego Historical Landmark, for their early development and excellent architectural design, condition, and/or

association with master architect/craftsmen, or historical person. Sites volunteered to the District will become contributors to the District.

c. Potential Contributor Sites.

Are those that meet the era of significance and architectural style threshold of the District and which may be volunteered for designation as historical sites and contributors to the District.

III. Non-Contributing Sites.

Are those that have been built post 1952, do not meet the architectural styles threshold, and/or have been substantially modified so that their original design and style are no longer apparent.